



CITY OF CHELSEA
ZONING BOARD OF APPEALS
 City Hall, 500 Broadway, Room 101
 Chelsea, Massachusetts 02150

John DePriest, AICP, Chairman
Janice Tatarka, Member
Arthur Arsenault, Member
Joseph Mahoney, Associate
Anthony Quiles, Associate

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REVISED
AGENDA

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held:

RECEIVED
 CITY CLERK'S OFFICE
 CHELSEA, MA
 2009 JAN 23 A 10: 50

Tuesday, February 10, 2009
6:00 p.m.
City Hall, Room 102, Conference Room

- I. Roll Call of Members**
- II. Public Meeting/Hearing Petitions**

- Case # 2008-16** **Gerald Snierson – 34-62 Winnisimmet & 14-20 Pembroke**
 For Special Permit and Variance for proposed construction of (24) twenty-four residential units located in two different Zoning Districts – (R1) Residential 1 and (W) Waterfront – Proposal does not meet dimensional regulations and off street parking requirements

- Case # 2007-12** **Raphael Estrada – Culturahs Gallery - 311C Broadway**
 For Minor Modification to the previously granted Special Permit for “Retail Services and Services not elsewhere set Forth” in Retail Business District. Petitioner is proposing additional multimedia services

- Case # 2009-01** **Al-Huda Society, Inc - 176 Maverick Street / 60 Willow Street**
 For Special Permit to establish a religious / educational facility, with a capacity able to accommodate 735 members requiring (98) ninety-eight parking spaces, proposed (14) fourteen

- Case # 2009-02** **64 Washington Avenue Condominium Association / 64 Washington Avenue**
 For Variance seeking approval for the establishment of a (6th) sixth unit within existing (5) five unit condominium complex seeking relief from open space requirement of 150 feet – proposing none, insufficient off street parking space dimensions and standards

- Case # 2009-03** **Chelsea Highland, LLC c/o Chelsea Neighborhood Developers**
88 Gerrish Avenue aka 191 Highland Avenue
 For Special Permit to change status of previously approved plans for construction of 53 market rate lofts to 47 market rate lofts and (6) six affordable units

- Case # 2007-22** **Jose Martinez – 292 Spruce Street**
 For Minor Modification of previously approved Special Permit to add fried chicken as a menu item to the already approved delicatessen / convenience store

- III. Other Business**
- IV. Communications**

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA, during regular business hours, 8 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday.